

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°32'20"W	47.52'
L2	N00°32'20"E	272.74'
L3	N00°32'20"E	184.15'
L4	S08°43'14"E	50.23'
L5	S00°32'20"E	181.55'
L6	S01°33'54"W	21.37'
L7	S72°48'14"W	36.90'
L8	N01°33'54"E	21.37'
L9	S82°27'40"W	47.29'
L10	S82°27'40"W	186.73'
L11	N00°32'20"W	28.00'
L12	N82°27'40"E	117.00'
L13	S00°32'20"E	28.00'
L14	S00°32'20"E	2.90'
L15	S82°27'40"W	10.00'
L16	N00°32'20"W	9.20'
L17	N00°32'20"W	43.15'
L18	N82°27'40"E	16.60'
L19	S00°32'20"E	43.15'
L20	S00°32'20"E	11.31'
L21	S82°27'40"W	10.00'
L22	N00°32'20"W	7.82'
L23	S72°48'14"E	7.20'
L24	N82°27'40"E	10.00'
L25	N01°33'54"E	21.37'
L26	N05°40'51"W	10.00'
L27	N81°59'29"E	10.00'
L28	S88°40'51"E	10.00'
L29	N82°27'40"E	9.20'
L30	S01°33'54"E	7.51'
L31	N01°33'54"E	11.18'
L32	S01°33'54"E	11.45'
L33	S82°27'40"W	21.14'
L34	S77°15'24"W	50.50'
L35	N72°08'24"E	80.65'
L36	S72°53'08"W	9.49'
L37	N12°02'52"W	18.00'
L38	N72°52'04"E	10.10'
L39	S07°02'43"E	62.95'
L40	S01°33'54"E	50.71'
L41	N82°27'40"E	77.21'
L42	S00°32'20"E	10.21'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH (CHORD)	BEARING	CHORD
C1	89°58'43"	25.00	22.29	S65°14'23"E	21.50
C2	90°00'00"	25.00	32.29	N42°27'40"E	33.36
C3	33°55'17"	25.00	14.44	N17°04'14"E	14.24
C4	75°06'46"	25.00	32.77	S37°01'01"W	30.48
C5	13°40'37"	100.00	23.87	N08°17'58"E	23.81
C6	16°12'22"	1274.50	324.13	S05°29'13"W	323.17
C7	84°20'41"	533.50	89.19	N01°45'04"E	88.27
C8	105°25'05"	200.50	38.35	N00°42'22"E	35.23
C9	5°14'06"	1234.50	119.00	S10°07'14"E	118.96
C10	32°01'45"	49.50	27.67	N81°03'18"E	27.31
C11	36°54'16"	38.51	18.65	S00°37'20"W	18.31
C12	42°13'36"	25.00	18.30	S18°02'50"E	17.93
C13	42°08'44"	25.00	18.30	N07°56'30"E	17.93
C14	36°12'20"	54.50	34.44	S00°58'24"W	33.87
C15	32°01'45"	25.40	14.25	N81°03'18"E	14.07
C16	5°14'06"	1248.50	121.34	S10°07'14"E	121.29
C17	10°57'05"	234.50	42.91	S01°42'38"E	42.05
C18	22°12'05"	499.50	49.85	N00°42'22"E	49.83
C19	12°46'07"	1238.50	275.97	S01°33'54"W	275.40
C20	101°09'10"	25.00	44.14	N38°27'45"W	38.62
C21	39°11'42"	20.00	13.68	S70°56'28"E	13.42
C22	39°11'42"	20.00	13.68	N70°56'28"W	13.42
C23	57°01'07"	25.00	22.29	S65°14'20"W	21.53

OWNERS CERTIFICATE

STATE OF TEXAS 5
 COUNTY OF COLLIN 5
 CITY OF FRISCO 6

WHEREAS SSR COLLIN LAND, L.P. is the owner of a tract of land out of the Jabez Degman Survey Abstract No. 278, Collin County, Texas, being part of a tract of land described in deed to SSR Collin Land, L.P., recorded in Volume 5025, Page 1140 of the Land Records of Collin County, Texas and said tract also being Lot 1, Block D, Frisco Sports Complex, an addition to the City of Frisco, Texas according to the plat recorded in Cabinet P, Page 148, Plat Records of Collin County, Texas being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "Graham" cap found at the southernmost end of a right-of-way corner clip at the intersection of the north right-of-way line of Ikea Drive (a 74-foot wide right-of-way) and the west right-of-way line of Parkwood Drive (a variable width right-of-way);

THENCE with said north right-of-way line, South 72°48'04" West, a distance of 270.76 feet to a 1/2" iron rod with "Graham" cap found for corner at the easternmost end of a right-of-way corner clip at the intersection of said north right-of-way line and the east right-of-way line of Avenue of the Stars (a 54-foot wide right-of-way);

THENCE with said right-of-way corner clip, North 02°11'56" West, a distance of 14.14 feet to a 1/2" iron rod with "Graham" cap found for corner at the westernmost end of said right-of-way corner clip;

THENCE with the said east and southeast right-of-way lines of Avenue of the Stars, the following courses and distances:

North 17°11'56" West, a distance of 282.38 feet to a 1/2" iron rod with "Graham" cap found for corner;
 North 09°03'03" West, a distance of 20.25 feet to a 1/2" iron rod with "Graham" cap found for corner;
 North 00°32'20" West, a distance of 480.53 feet to a "X" cut in concrete found for corner;
 North 2°15'40" East, a distance of 18.48 feet to a 1/2" iron rod with "Graham" cap found for corner;
 North 44°27'40" East, a distance of 174.48 feet to a 1/2" iron rod with "Graham" cap found for corner at the westernmost end of a right-of-way corner clip at the intersection of said southeast right-of-way line and the south right-of-way line of John Q. Hammons Drive (a 54-foot wide right-of-way);

THENCE with said right-of-way corner clip, North 65°57'41" East, a distance of 18.48 feet to a 1/2" iron rod with "Graham" cap found for corner at the easternmost end of said right-of-way corner clip;

THENCE with the said south right-of-way line of John Q. Hammons Drive, the following courses and distances:

North 89°27'41" East, a distance of 85.80 feet to a 1/2" iron rod with "Graham" cap found at the beginning of a tangent curve to the right with a radius of 201.00 feet, a central angle of 21°49'07", and a chord bearing and distance of South 79°37'47" East, 78.08 feet;
 In a southeasterly direction, with said curve, an arc distance of 78.54 feet to a 1/2" iron rod with "Graham" cap found for corner;
 South 68°43'14" East, a distance of 134.26 feet to a 1/2" iron rod with "Graham" cap found for corner at the northernmost end of a right-of-way corner clip at the intersection of said south right-of-way line and a said right-of-way line of Parkwood Drive;

THENCE with said right-of-way corner clip, South 22°49'28" East, a distance of 34.80 feet to a "X" cut in concrete found at the beginning of a non-tangent curve to the left having a radius of 1174.00 feet, a central angle of 03°40'15", a chord bearing and distance of South 12°41'40" East, 75.20 feet;
 In a southeasterly direction, with said curve, an arc distance of 75.22 feet to a 1/2" iron rod with "Graham" cap found for corner; said point being the northernmost end of the first mentioned right-of-way corner clip;

THENCE with said right-of-way corner clip, South 31°58'09" West, a distance of 38.21 feet to the POINT OF BEGINNING and containing 7.3761 acres or 321,301 square feet of land;

THENCE with said west right-of-way line, the following courses and distances:

In a southwesterly direction said curve, an arc distance 565.85 feet to a 1/2" iron rod with "Graham" cap found for corner;
 South 03°00'18" East, a distance of 111.85 feet to a "X" cut in concrete found at the beginning of a non-tangent curve to the left having a radius of 1174.00 feet, a central angle of 03°40'15", a chord bearing and distance of South 12°41'40" East, 75.20 feet;
 In a southeasterly direction, with said curve, an arc distance of 75.22 feet to a 1/2" iron rod with "Graham" cap found for corner; said point being the northernmost end of the first mentioned right-of-way corner clip;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SSR COLLIN LAND, L.P., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as FRISCO SPORTS COMPLEX, LOT 1, BLOCK D, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The SSR COLLIN LAND, L.P., does herein certify the following:

- The streets and alleys herein are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

The undersigned covenants and agrees that the access easement(s) may be utilized by an person or the general public for ingress and egress to other real property, and for the purposes of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and egress in, along, upon and across said premises.

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with City standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to City standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to City standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

This plat is hereby adopted by the Owners and approved by the City of Frisco (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block D, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owners to alleviate any undesirable conditions which may occur. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the Easement.

This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Frisco, Texas

WITNESS, my hand, this _____ day of _____, 2009

By: SSR COLLIN LAND, L.P.

STATE OF TEXAS 5
 COUNTY OF COLLIN 5

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2009.

NOTARY PUBLIC in and for the STATE OF TEXAS

NOTES

- All corners are 5/8" iron rods set with a plastic cap stamped "GHA" unless otherwise noted.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- FLOOD STATEMENT: According to Community Panel No. 480650405 G, dated January 19, 1990 of the National Flood Insurance Program Map, Flood Insurance Rate Map of the City of Frisco, Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area.
- Bearing system of this survey is based on a line oriented between City of Frisco monuments 1 and 7 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates of this survey are local surface coordinates derived from Frisco Monument 1.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS

I, DAYA BROWN, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the City of Frisco, Texas.

DAYA BROWN
 Registered Professional Land Surveyor No. 5335
 Hartley-Horn and Associates, Inc.
 5750 Genesis Court, Suite 200
 Frisco, Texas 75034
 Tel. 972-335-3580



STATE OF TEXAS 5
 COUNTY OF COLLIN 5

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Daya Brown, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2009

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2009 by the Planning and Zoning Commission of the City of Frisco, Texas.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY ENGINEER

CITY SECRETARY

PLANNING DEPARTMENT

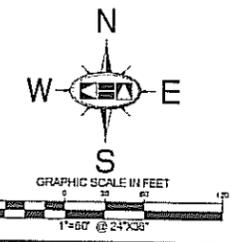
FINAL PLAT
 FRISCO SPORTS COMPLEX
 LOT 1, BLOCK D
 BEING 7.3761 ACRES
 SITUATED IN THE JABEZ DEGMAN SURVEY,
 ABSTRACT NO. 279
 CITY OF FRISCO, COLLIN COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
 5750 Genesis Court, Suite 200
 Frisco, Texas 75034
 Tel. No. (972) 335-3580
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OWNER: SSR COLLIN LAND, L.P.
 c/o Hicks Holdings
 100 Crescent Court, Suite 1200
 Dallas, TX 75201
 Tel. 214-615-2232
 Contact: Kyle L. Vinson

APPLICANT: AMJ Residential
 6057 Keller Springs Rd., Ste. 250
 Addison, TX 75001
 Tel. 972-255-6700
 Contact: Taylor Bowen

Scale: 1" = 60'	Drawn by: SRD	Checked by: DAB	Date: Jan. 2009	Project No.: 063257010	Sheet No.: 1 OF 1
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